

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

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December 28, 2004

Mr. Terry Schutten
County Executive
County of Sacramento
700 H Street, Room 7650
Sacramento, CA 95814

Dear Mr. Schutten:

RE: Review of the County of Sacramento's Adopted Housing Element

Thank you for submitting Sacramento County's housing element, as amended and adopted by the Board of Supervisors on December 8, 2004, and received for review on December 13, 2004. As you know, the Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). The Department has also received and considered third party comments from Legal Services of Northern California pursuant to Government Code Section 65585(c). Numerous telephone conversations and e-mail exchanges during November and December 2004 with Messrs. Robert Sherry, Planning Director, Tim Kohaya, Planner III, and Ms. Leighann Moffitt, Principal Planner facilitated the review. The Department is expediting this review to facilitate your application for Workforce Housing Incentive Grant Program funds.

The Department is pleased to find the adopted element addresses the statutory requirements described in the Department's November 17, 2004 review, and therefore is in compliance with State housing element law (Article 10.6 of the Government Code). The Department recognizes Sacramento County's leadership in developing programs to guide development to areas where infrastructure is adequate and available, provide greater opportunities to address affordable housing needs, and preserve agricultural lands and open space in the southern and eastern portions of the County while accommodating needed housing development for all income levels.

The Department commends the County for expanding the land inventory analysis and strengthening its commitment to ensure a sufficient number of sites are rezoned to accommodate the development of at least 3,383 multiple family units (at a minimum density of 20 dwelling units per acre). The Department's finding of compliance is conditioned on the County completing all rezones, as described in Programs HE-1(f) and HE-1(g), by December 31, 2006. If the requisite implementation actions are not completed by this date, the County's housing element will no longer identify adequate sites and require immediate amendment to provide alternate appropriately zoned and suitable sites.

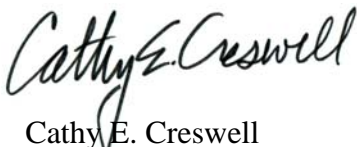
Pursuant to Government Code Section 65400, the County should monitor and report on the effectiveness of its housing and community development implementation actions, with a focus on HE-1(f) and HE-1(g). The annual implementation reports are required to be completed and submitted to the local legislative body and the Department by October 1 of each year. Failure to submit an annual report by the due date with this evaluation and information will trigger a review by the Department of the compliance status of the element.

Also, for your information, upon completion of an amended or adopted housing element, a local government is responsible for distributing a copy of the element to area water and sewer providers (Government Code Section 65589.7). This section of the law requires public and/or private water and wastewater providers give a priority to proposed housing development projects for lower-income households in their current and future service allocations and/or hook-ups.

The Department wishes the County of Sacramento much success in implementing its housing, land-use, and development assistance programs. We look forward to following the County's annual progress and achievements through its forthcoming general plan implementation reports. If the Department can provide any additional assistance in implementing the County's housing element, please contact Don Thomas, of our staff, at (916) 445-5854.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director

cc: Robert Sherry, Planning Director, County of Sacramento
Leighann Moffitt, Principal Planner, County of Sacramento
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon

Michael G. Colantuono, Colantuono, Levin & Rozell, APC

Ilene J. Jacobs, California Rural Legal Assistance, Inc.

Richard Marcantonio, Public Advocates

Wendy Anderson, Legal Services of Northern California

Brian Augusta, Legal Services of Northern California

Celestial Cassiman, Legal Services of Northern California

Larry Stenzel, Resources for Independent Living

Dara Schur, Protection & Advocacy, Inc.

Ethan Evans, Sacramento Housing Alliance